K 3252

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO 100---------- DOLLARS

cash in hand paid by JEWELL A. PHELPS AND WIFE, IMOGENE M. PHELPS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

CLIFFORD R. ALLEN, JR., AND WIFE, NANCY LOUISE ALLEN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 and the westerly 50 feet of Lot No. 6, Block 3, Stokes Tract, of record in Book 974, page 24, Register's Office for said County.
Said lot and part of said lot adjoin and front together 200 feet on the northerly side of Oxford Road and runs back 213.1 feet on the westerly line of Lot No. 7 and 200 feet on the easterly line of part of Lot No. 6 to a dead line in the rear on which it measures 125 feet.
Being the same property conveyed to Clifford R. Allen, Jr., and wife, Nancy Louise Allen by two deeds: One from Hazel Louise Wagner, of record in Book 1236, page 356, and the other from E. W. Donnelly and wife, of record in Book 2161, page 385, said Register's Office.

STATE TAX $ 3.15
PROBATE .50
TOTAL $ 3.20

JUL 19 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 19 61.

Clifford R. Allen, Jr.

Nancy Louise Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Clifford R. Allen, Jr., and wife, Nancy Louise Allen

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 61.

Commission expires April 24, 1962.

L. D. Richards
Notary Public.

Warranty Deed
G-144725 M&S

FROM
CLIFFORD R. ALLEN, JR., ET UX

To
JEWELL A. PHELPS, ET UX

49333

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of ... A.D. 1961 at ... o'clock ... M. and recorded in Book ... Page ...
Recording Fee ...
JAMES P. WILSON, Register
By ... D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
Richmond, Virginia
FORM 1001

PLEASE MAIL TO - Dr. J. A. Phelps, 1711 Merrifield Drive, Nashville 12, Tenn.

21,000.00

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